

FLORIDA LICENSED MOLD SERVICES

FLORIDA MOLD ASSESSOR LICENSE MRSA #3961 is insured and held by Certified Indoor Environmentalist Todd Pascoe. FLORIDA MOLD REMEDIATOR LICENSE MRSR #4376 is insured and held by Certified Mold Remediation Supervisor Todd Pascoe. CIE Certification has been in place since 2004, Mold Remediation Supervisor certification has been in place since 2008, with Certified Infrared Building Science Thermographer earned in 2005, and the Building Envelope and Weatherization Infrared Certification was earned in 2009. **EXPERIENCE MATTERS.**

Mold can be a very serious problem for many people, but not everyone is affected the same way. That said however, many elderly and immune-compromised people or other people with lung diseases, as well as parents of young children, have to indeed be mindful of the conditions of their indoor living environments. Mold, to flourish, requires:

- Certain moisture conditions (See the end of this category/dropdown box to review information posted by the United States Department of Energy on their website regarding the staggering amount of water vapor that is added every day to a building by its occupants.)
- The ability to grow on organic materials (this can even include dust) that mold can extract its nutrients from
- And a suitable temperature range

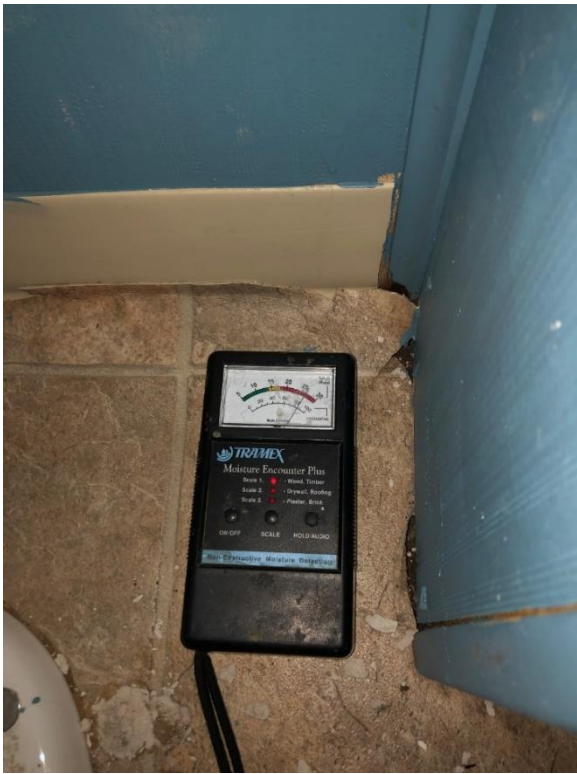
The temperature range and moist climate criteria pretty much sums up the Florida and Alabama coastal areas and much of the “Deep South” in general. Professional mold restoration companies like Advocate Insurance Restoration & Remodeling, LLC perform abatement with areas of concern under containment at all times with one or more air filtration devices as called for by independent party Certified Indoor Environmentalist (CIE) or licensed assessor in their protocol. (**Sometimes the ENTIRE STRUCTURE is considered the containment** specified by the CIE in a whole house site cleanup- but this would be somewhat unusual in conditions not associated with a catastrophic event.)

When we do a site assessment assignment to test for mold, we will come to the building equipped with two hygrometers to measure humidity inside the structure and a third to check the humidity outside, and we will be using moisture meters and FLIR infrared equipment to make a determination of the cause or combination of causes in the occupant areas of concern. Even if one area has obvious mold growth, there may be other problem areas that our diagnostic equipment could pick up on showing compromises in the building envelope. Our assessment report will include test results from the accredited laboratory, cause solutions (this may be a lot more simple, quicker and less costly than you think), site cleanup instructions for the remediation company to include containment recommendations, and then post abatement recommendations based on site observation at the time of our inspection.

As you will see in the images to follow in this segment, and hopefully as you read the captions under these untouched/unenhanced site pictures taken from a single site by this Certified Indoor Environmental professional, you recognize how hidden mold can be found in hidden massive quantities UNDER common building materials NOT VISIBLE in uncontrolled wet areas.

The cause of the building envelope failure here (southern New England) was improper flashing at a roof line on a fourteen year old addition to the original structure. Water coming through the drywall ceiling was obvious and there was surface mold that the homeowner found on the sheetrock on what was thought to be a new water loss when he and his spouse returned from a ten day vacation, but under the vinyl floor in the bathroom where the problem originated, behind the paneling on the sheetrock wall sub-surface and under the carpet in the living space below, the fungal contamination was extensive. We handled both the testing and remediation work. In the state of Rhode Island, disclosure and agreement of the parties does not preclude a firm from performing both tasks, and mold remediation and testing is not recognized as a separate profession from a regular contractor. Testing at the site revealed the presence of two types of black mold known to produce mycotoxins, Aspergillus and Stachybotris. Aspergillosis is a serious lung disease, and the presence of Stachybotris is associated with “sick building syndrome” complications for many individuals, and those can cause devastating health problems

Follow along with the following case as it developed, please if you would....



1)

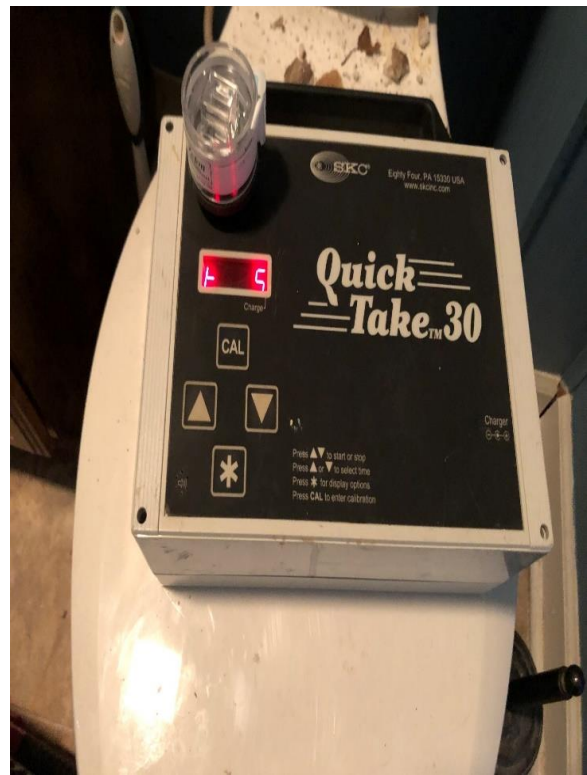


2)

Moisture meter reading at near saturation level under the vinyl floor, and when the toilet and vinyl floor were removed the Advantech subfloor was wet and had extensive mold colonization



3)



4)

As soon as we touched the ceiling to actually run the (black) Tramex moisture meter, some of the drywall crumbled onto the toilet tank. We did air samples there because we knew we were going to generate a lot of airborne debris right in that area. In image 3, we took lift samples from the drywall surface that was not exposed until we pulled the paneling.



5)

This image shows the entry to the work zone separated by a zipper door containment unit – set in the kitchen.



6)



7)

We used another containment “wall” at the bathroom door way from the living room since there were two entries to this bathroom/laundry combination. Layflat ducting attached to the air filtration device (AFD) by which clean filtered air is exhausted through a small slit cut into the plastic barrier. On a loss like this, all drying is done using the dehumidifier as the only drying equipment (no fans!!) thereby avoiding blowing around mold spores that were obviously present.



8)



9)

The carpet in the room below also had lots of mold on it, as well as the pad. Obviously the building envelope problem had been going on for quite some time, but the fact that it was HIDDEN was really important to the application of insurance coverage here.

**THIS INFORMATION IS DIRECTLY QUOTED AS IT APPEARS ON THE UNITED STATES
DEPARTMENT OF ENERGY WEBSITE****

You Must Prevent Moisture Accumulation

There is always some moisture in the air around us. An indoor relative humidity of about 50% is usually considered a healthy level because it is comfortable for humans and because many molds and mites are unlikely to thrive in that environment.

When is Moisture a Problem? Even though you need some moisture in the air you breathe, too much moisture in your home can cause problems. When moist air touches a cold surface, some of the moisture may leave the air and become liquid, or condense. If this happens on a cold pane of window glass, you will see the water run down and collect on the window sill, where it may ruin the paint or rot the wood trim. The water may even freeze, producing frost on the inside surface of the window. If moisture condenses inside a wall, or in your attic, you will not be able to see the water, but it can cause a number of problems. For example, mold and mildew grow in moist areas, causing allergic reactions and damaging buildings. Structural wood may rot and drywall can swell. If moisture gets into your insulation, the insulation will not work as well as it should, and your heating and cooling bills will increase.

How Does Moisture Come into Your Home, and How does it Move Around Inside the Building? The most obvious way that moisture enters your home is through *rain*, either falling on a leaky roof, wind-driven against a poorly-sealed wall, or collecting against (and eventually leaking through) the walls of your basement or crawlspace. Roof leaks are usually noticeable and must be repaired immediately. Rain coming through a wall may be less apparent, especially if it is a relatively small leak and the water remains inside the wall cavity. These kinds of leaks may occur around window or door frames, so it is important to replace any missing or cracked caulking. Rain seeping through the ground into your basement or crawl space may appear as damp, mold walls or may be handled by a sump pump. In any event, you want to be sure that all rain coming from the roof, gutters, or across the landscape is directed well away from your house.

You also *generate moisture* when you cook, shower, water your indoor plants, use unvented space heaters, do laundry, even when you breathe. More than 99% of the water used to water plants enters the air. If you use an unvented natural gas, propane, or kerosene space heater, all the products of combustion, including water vapor, are exhausted directly into your living space. This water vapor can add up to 5 to 15 gallons of water per day to the air inside your home. If your clothes dryer is not vented to the outside, or if the outdoor vent is closed off or clogged, all that moisture will enter your living space. Just by breathing and perspiring, a typical family adds about 3 gallons of water per day to their indoor air.

Because air always contains some moisture, *any air movement carries moisture with it*. Did you know that your house breathes? We inhale and exhale through our noses, but your house inhales through one air pathway and exhales through another. Usually houses inhale around their bottom half and exhale around their top half. These air pathways include all available openings, both small and large. Back when homes had central fireplaces or open furnaces, the chimneys took care of most of the exhaling. Now, however, much of that job is handled by small leaks through your walls, floors, or ceilings. Remember that if any air is leaking through electrical outlets or around plumbing connections into your wall cavities, moisture is carried along the path.